



## CITY OF DANBURY OFFICE OF NEIGHBORHOOD ASSISTANCE

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### Livable Neighborhoods 2016 *"Building a Better Danbury"*

#### July 2016

July 25, 2016

Honorable Mayor Boughton and City Council Members:

Below is a table highlighting UNIT activity from the time of last month's City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

Time Period	June 27 <sup>th</sup> - July 25 <sup>th</sup> 2016
Number of Quality of Life Issues	65
Year to Date - 2016	574

The top issues addressed by the UNIT were:

- Abandoned/Unregistered vehicles (16)
- Garbage/Debris (12)
- Blighted properties (8)
- Overcrowding/Illegal Apartments and Construction (6)
- Exterior Blight Orders/Notice of Violation (4)

#### **ACTION:** (Active Commitment Toward Improving Our Neighborhood)

The UNIT continues its proactive approach of code enforcement within the community. Thirty one percent (31%) of UNIT activity this last month has accounted for ACTION. We also received a few complaints of unpermitted construction. In following up with each complaint, only one property revealed an issue. While a permit had been issued, the work currently being done had not been approved. Upon intervention, the work was corrected accordingly. The other concerns regarding unpermitted work were either unwarranted, or a permit was already issued.

Another task our department oversees is ensuring that unregistered, abandoned or inoperable vehicles are left on city streets. Over the last month, 12 vehicles were identified and taken care of

accordingly. Over half of the vehicles were parked on State Street, due to a local repair shop on the street. The vehicles were removed, some of them towed, and the business has been warned that continual issues will result in the immediate towing of these vehicles.

The UNIT has received several complaints on two properties on Park Avenue that coincidentally are right next to each other, making the eye sore even worse. Both properties are vacant and one is a foreclosure that has recently been put on the market. The UNIT has issued orders for both properties and we anticipate improvements to be complete over the next couple of weeks. One of the properties has recently already been mowed. Our office will be sure to follow up on these properties, as well as all the others, to ensure that all the issues are resolved.

The UNIT has met with various departments over the last few weeks to discuss most effective methods to ensure safe living conditions within our multi-family neighborhood districts. The safety of our residents is the number one priority. In many cases, they do not realize the precarious conditions surrounding them (lack of emergency egress, no smoke detectors, low ceiling, etc.). Having ruled out or resolved any safety issues, other issues, such as zoning and building, may also need to be resolved. In the meantime, our department encourages residents to contact 311 if they have any concerns of unsafe living or overcrowding in their neighborhood.

### **EXTERIOR AND STRUCTURAL BLIGHT CITATIONS:**

**Orders written by UNIT (YTD): 59 (Includes Notice of Violations)**

Below is a review of the Exterior Blight Citations sent this past period:

#### **Exterior Blight Citations:**

- **16 First Street Ext:** Issued order for vacant and foreclosed property to get cleaned up. The grass is high and there is rubbish/garbage in the driveway. Property is also for sale. Contacted the property management company as well as the realtor. Issue was resolved within a week.
- **20 Scuppo Road:** Issued order for the removal of commercial and unregistered vehicles, as well as commercial equipment and inventory that has accumulated on the property, including excessive amount of fire wood.
- **33 Olympic Drive:** Issued order for the routine care and upkeep of this home. It is not a foreclosed home, but it is vacant, with the property owner being out of town. The grass is high and there is a minor amount of rubbish around the exterior of the property.
- **96 Park Avenue:** This property has slowly been deteriorating over the recent years. At one point, it was going into foreclosure and the whereabouts of the homeowners were unknown. Recently, the homeowners were located out of state and issued an order for the immediate care and maintenance of the property. Grass to be mowed, pile of branches removed and also a large dead tree to be removed, as it is dangerous.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman  
Coordinator, Office of Neighborhood Assistance